



City of Yelm
EST. 1924
WASHINGTON

NOTICE OF APPLICATION

Mailed on or before: June 9, 2021

PROJECT NAME: Tahoma Blvd Apartments
PROJECT LOCATION: 15037 Berry Valley Ave
PROJECT PARCEL NUMBERS: 21724420200
LAND USE CASE NUMBER: 2021.0028

An application submitted by Sheri Greene, 2215 N. 30th Street #300, Tacoma, Washington 98403 for the above referenced project was received by the City of Yelm on 5/21/2021. The City has determined the application to be complete with additional information require on. The application and any related documents are available for public review during normal business hours at the City of Yelm, 106 2nd Street SE, Yelm WA. For additional information, please contact the Community Development Department at (360) 458-3835.

PROJECT DESCRIPTION: 80-unit apartment development

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Preliminary civil plans, Preliminary stormwater report, Elevations, Environmental checklist, Preliminary traffic impact analysis, Preliminary critical areas report

Additional Information or Project Studies Requested by the City: N/A

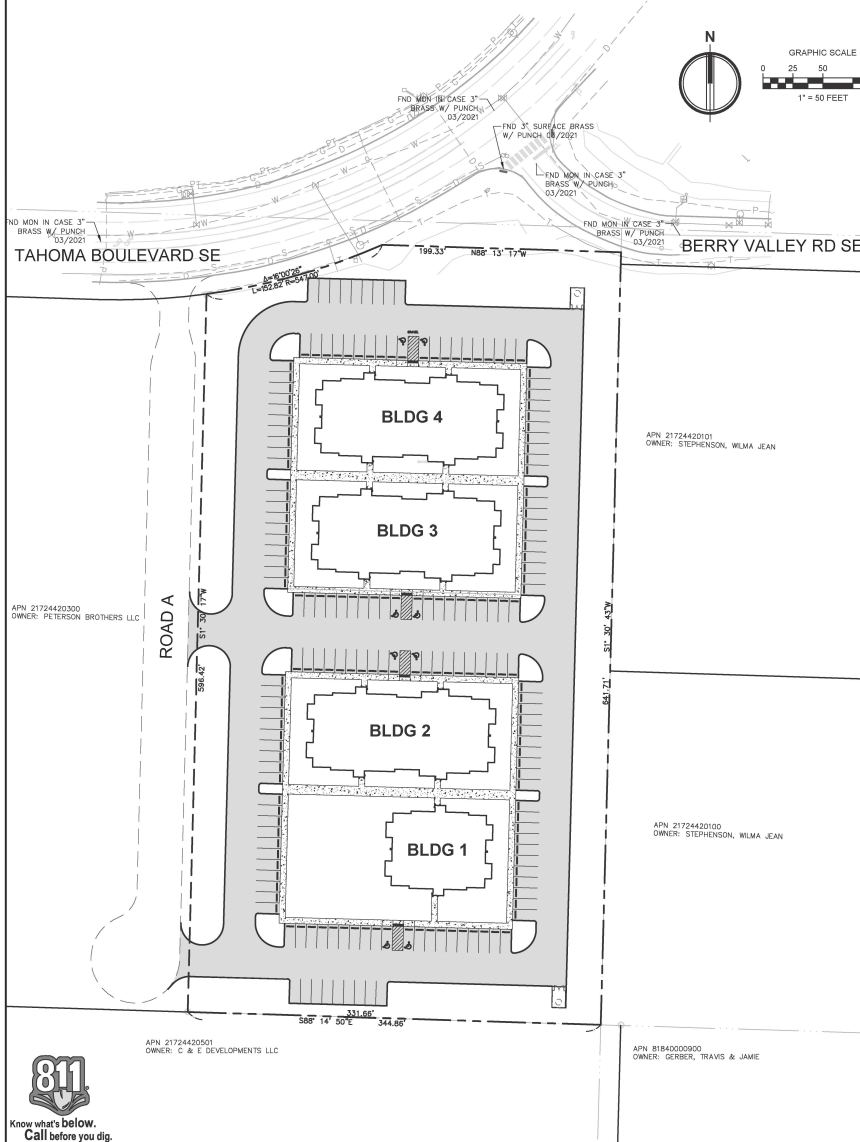
No preliminary determination of consistency with City development regulations has been made. At minimum, this project will be subject to the following plans and regulations: City of Yelm Comprehensive Plan, Unified Development Code Title 18 YMC, and the Stormwater Management Manual for Western Washington.

The City of Yelm invites your comments early in the review of this proposal. Comments should be directed to Casey Mauck, Community Development Department, 106 2nd Street SE, Yelm WA 98597, (360) 400-5001, or via email at caseym@yelmwa.gov.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON June 24, 2021

This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. These recipients will also receive the following items when available or if applicable: Environmental Threshold Determination, Notice of Public Hearing and Notice of Final Decision. If the proposed project requires a City Council decision, it will be mailed to all those who participate in the public hearing and to anyone else requesting the decision in writing. Additionally, there will be a 14-day public comment period if an environmental determination is issued. Opportunities for appeal occur within twenty-one (21) days after the date the notice of decision is issued. City Council decision can be appealed through Superior Court.

TAHOMA BOULEVARD APARTMENTS
A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SEC. 24, TWN. 17 N., RGE. 01 E. W.M.
CITY OF YELM, THURSTON COUNTY, WASHINGTON.



OWNER/DEVELOPER

SCHUUR BROTHERS CONSTRUCTION
9709 124TH ST E
PUYALLUP, WA 98371
PH: (253) 841-8888
CONTACT: MR. JERRY SCHUUR

SURVEYOR

AHBL ENGINEERS, PLANNERS, &
SURVEYORS
2215 NORTH 30TH STREET, SUITE 300
TACOMA, WA 98403
PH: (253) 383-2422
FAX: (253) 383-2572
CONTACT: DAVE FOLLANSBEE, PLS

CIVIL ENGINEER

AHBL ENGINEERS, PLANNERS, &
SURVEYORS
2215 NORTH 30TH STREET, SUITE 300
TACOMA, WA 98403
PH: (253) 383-2422
FAX: (253) 383-2572
CONTACT: MATT WEBER, P.E.

EARTHWORK QUANTITIES

CUT = 5,685 CUBIC YARDS
FILL = 2,020 CUBIC YARDS
NET = 3,665 CUBIC YARDS (EXPORT)

NOTES:
THE ABOVE QUANTITIES ARE ESTIMATES ONLY
INTENDED FOR THE PERMITTING PROCESS. DO
NOT USE FOR BID PURPOSES. THE QUANTITIES
DO NOT HAVE STRIPPING, COMPACTION, OR CUT
AND FILL ADJUSTMENT FACTORS APPLIED TO
THEM. NOR DO THEY ACCOUNT FOR PAVEMENT,
SIDEWALK OR BUILDING SECTIONS.

SITE DATA

ADDRESS: 15035 BERRY VALLEY RD SE
YELM, WA

TPN: 21724420200

SITE AREA: 4.99 AC
IMPERVIOUS: 2.94 AC (59%)
PERVIOUS: 2.05 AC (41%)

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP
17 NORTH, RANGE 1 EAST, W.M.

EXCEPT COUNTY ROADS;

EXCEPT PORTION TAKEN FOR BERRY VALLEY ROAD PER AUDITOR'S
FILE NO. 3980984.

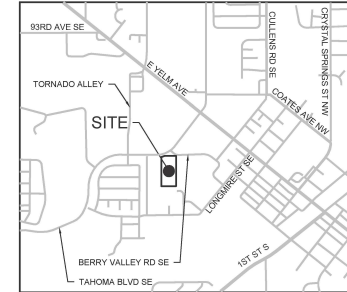
SITUATE IN THURSTON COUNTY, STATE OF WASHINGTON.

VERTICAL DATUM

NAVD 1988 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED
GPS OBSERVATIONS USING WSRN AND GEOID 2012A.

BASIS OF BEARING

NAD 1983/11
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS
OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF
MEASUREMENT ARE US SURVEY FEET.



VICINITY MAP

SCALE: 1" = 1/4 MILE (1,320')

EXISTING LEGEND

- FOUND MONUMENT AS NOTED
- SET NAIL AND WASHER
- SET REBAR AND CAP
- FOUND PROPERTY CORNER
- SIGN AS NOTED
- UNKNOWN VAULT
- TEST PIT
- CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- GAS VALVE
- GUY ANCHOR
- UTILITY POWER POLE
- JUNCTION BOX
- LUMINAIRE
- COMMUNICATIONS MANHOLE
- TELEPHONE VAULT
- BLOW-OFF VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- CONIFEROUS TREE AS NOTED
- DECIDUOUS TREE AS NOTED
- LEFT TURN ARROW
- STRAIGHT ARROW
- D - STORM LINE
- S - SEWER LINE (AS PER UTILITY LOCATES)
- W - WATER LINE
- G - GAS LINE
- E - ELECTRICAL LINE
- T - COMMUNICATION LINE
- GIIP - OVERHEAD UTILITIES
- F - FENCE
- A - ASPHALT
- C - CONCRETE

SHEET INDEX

Sheet Number	Sheet Title
C0.1	COVER SHEET
C0.2	EXISTING CONDITIONS
C1.1	HORIZONTAL CONTROL PLAN
C2.1	CONCEPTUAL GRADING AND DRAINAGE PLAN
C3.1	CONCEPTUAL UTILITIES PLAN
C4.1	CONCEPTUAL LANDSCAPE PLAN



Project Title:
TAHOMA BOULEVARD APARTMENTS

Client:
SCHUUR BROTHERS CONSTRUCTION

PO BOX 597
PUYALLUP, WA 98371
JERRY SCHUUR

Project No. 2210016.10

Issue Set & Date:
SEPA AND SITE PLAN REVIEW

5/18/2021



A	
A	
A	
A	
Revisions:	
Sheet Title:	COVER SHEET

Designed by: MLEA **Drawn by:** MLEA **Checked by:** SK

Sheet No.
C0.1
1 of 6 Sheets

